

*Next Meeting – October 9, 2007 – 2:00 PM
Appoquinimink State Service Center
Middletown, Delaware*

**GOVERNOR'S COMMISSION ON COMMUNITY BASED ALTERNATIVES
FOR INDIVIDUALS WITH DISABILITIES
HOUSING SUBCOMMITTEE MEETING
July 10, 2007 – 2:30 PM
APPOQUINIMINK STATE SERVICE CENTER
MIDDLETOWN, DELAWARE**

PRESENT: Sandy Tuttle, Co-Chair; Carol Barnett, DSAAPD; Nate Beasley, IRI; Kate Cowperthwait, NMSS; Tony Francioni, DOL/DVR; Marlena Gibson, DSHA; Brian Hartman, SCPD, DLP; Karen Horton, DHSA; Cliffvon Howell, DSAMH; Lottie Lee, DMS-DHSS; Valerie Miller, DSHA and Kyle Hodges, Staff

ABSENT: Daniese McMullin-Powell, Co-Chair; Marguerite Ashley, NCC; James Baynard, DDDS; Merton Briggs, NAMI-DE; Kim Brockenbrough, DSHA; Regina Byers, SCPD; Pete DeKunchev, Chimes; Lorraine DeMeurisse, Deutsche Bank Trust Co; Micki Edelsohn, Homes for Life; Ron Engard, GACEC; Yolanda Jenkins, DSCYF; Patricia Kelleher, The Arc; Bill McCool, UCP; Kirsten Olson, Connections; Victor Orija, DASSPD; Tina Riley, Delaware Housing Coalition; Elizabeth Schantz, Consumer; Paula Voshell, DSHA and Pat Weygandt, DDDS

GUEST:

Karen Parish, Mullin & Lonergan Associates

CALL TO ORDER: The meeting was called to order at 2:05 PM.

ADDITIONS OR DELETIONS TO THE AGENDA

The DSHA Annual Action Plan was added to the agenda.

APPROVAL OF MINUTES

Motion was made, seconded and approved to accept the May 8, 2007 meeting minutes as submitted.

BUSINESS

Review and Input on the DSHA Needs Assessment

Karen Parish from Mullin & Lonergan Associates provided an overview of the draft needs assessment. The population that is expected to reside in Delaware over the next five years has been projected forward as well as the current trends for housing (e.g.

projected home ownership, home rentals and varying family compositions and price ranges based on projected income has been developed). Recommendations have been provided on the number of units that will be needed to house future Delawareans and what is needed to stimulate the market at various income levels for low income subsidized rentals through the DSHA allocation plan. This is the primary focus of the study; and then the State put a special emphasis on the issues of persons with disabilities since there is more information available now than there was five years ago. Karen reported that there is still not a lot of good information/statistics or quantitative information on specific housing needs of persons with disabilities. Persons with disabilities are living at lower income levels and this is where they are captured in the report. There are some unique needs in terms of in home services and other support mechanisms and those specifically are somewhat beyond the scope of this study. Persons leaving institutions and other population groups may not be captured because they are not really in the “housing market”. Karen said she is here today to hear weaknesses or strengths/comments on the plan. As far as a timeline, Marlena said that this document is one part of a much larger document. Comments on this part of the document can be given to DSHA by July 17; and the timeline for completion of the whole document is the end of August.

Sandy commented that on page 11 under Persons with Disabilities, the U.S. Census defines disability. Sandy finds it interesting that persons with disabilities are listed and then have separate categories under that. But then there are persons with drug and alcohol addictions under homelessness-- not under disabilities. And, persons with HIV/Aids is a subset of that category. Per Karen, HIV/AIDS is broken out because it has unique funding sources. Sandy said that the whole category is persons with disabilities with subsets under that definition. Marlena feels that the homeless category should be independent from the disabilities category. Cliff feels that it is in the correct category and to leave it as.

Kyle noted some minor comments and/or observations—under Physical Disabilities on Page 13, the second paragraph—the Passport to Independence (DPI) talks about people being counseled; however, there were people that were transitioned under that program. Kyle noted that there is a final report to give actual numbers. Carol will follow-up for the actual number.

Page 13, third paragraph—under Independent Resources, Inc.—the reference to 756 of 3,846 people living in nursing homes, etc. should have a date associated with the statistic. Marlena will check the most recent number which can be found on the CMS website.

Page 13, fourth paragraph—under Americans with Disabilities, the word “equipped” should be “accessible”? Also, in that paragraph, does Newark and New Castle County have waiting lists? Karen said that they do not have to report their waiting lists in their annual plan; and they do not have access to that data. Kyle will follow-up with the New Castle County contact that is on this committee.

On Page 14, under Developmental (Mental) Disabilities, 168 persons residing at the Stockley Center needs to be updated. Kyle suggested sending this to Pat Weygandt and Marianne Smith of DDDS to update this information. Also, Brian suggested changing “July 2004” to “July 2007”.

Page 14, second paragraph, the numbers “886” to 970”—are they Delaware numbers? It was stated that “yes” they are Delaware numbers. Also after “46 to 55 while the number in state institutions”, delete the word “and”.

Page 14, third paragraph, Marlena will need to clarify where the “375” clients number (75 per year for five years) came from with Pat Weygandt. Brian stated that DDDS should have some more sophisticated numbers on the categories of urgent, 12 months and then an audit from their registry.

On Page 14, under Emotional (Mental Health) Disabilities, last paragraph, regarding the waiting list, it was stated the numbers have come down and this is also due to lack of funding. Kyle asked if there could be section in the report regarding the “holes” in the current system, i.e. the lack of data or ability to obtain solid quantitative data. Sandy said that we could then take this information from the report and try to drive for a systems change. “DSAMHS” should be “DSAMH”. Also the number “36”—is that the only need from DSAMH. Cliffvon will research that number and give some suggested language to Marlena. Cliff has two documents that could help Marlena—last year’s Block Grant and a summary of the programs that he has prepared for his division director when she goes to other agencies that talks about DSAMHs programs.

On Page 15, the second paragraph, the NAMI Score Card numbers are accurate, per Kyle.

On Page 15, under Actions to Address Housing Needs for Persons with Disabilities, the first paragraph, at the end of the sentence beginning ”The Division of Medicaid....”, add “in the community”.

On Page 15, the second paragraph, Kyle will e-mail DSHA the revised language with a copy to the Commission chair who may want to include specific language.

On Page 16, the top of the page, the wording “integrate into the community” needs to be made broader. For instance, “will assist people with disabilities to live in the community”.

On Page 16, after Housing Goal 1—change the word “Assure” to “Ensure”.

On Page 16, under Persons with Disabilities in Institutions, the first paragraph—first line, change the word “encouraging” to “encourages”. Kyle will give you other wording for this paragraph either after the meeting or via e-mail.

On Page 16, second paragraph—5th line down, change “relocate” to “transition 100 persons from LTC facilities over 5 years.” The last sentence was this Committee’s

vision—there is no where in the report about the number that is quoted in this sentence. Per Sandy, if you include this sentence, you could remove the word “Commission” and say the “Housing Sub-Committee” has defined a goal to provide housing to 2,123 individuals, etc. Kyle noted that the final Commission report will be released next week via a press conference.

On Page 17, under the bullet Nursing Homes—first sentence, change “Human” to “Social”. In the second sentence add: Emily Bissell Hospital and Governor Bacon Center. Also, change the word “Dover” to “Smyrna”.

On Page 17, under the bullet Homes for Those Living with Physical Disabilities—change the word “Homes” to “Intermediate Care Facilities”. Also on the seventh line, change the word “handicaps” to “disabilities”. Carol will send information to Karen and Marlena on a waiver which houses low income people in assisted living in facilities in all three counties. Karen will put this under another community based alternatives. On the tenth line--take out the word “an”.

On Page 17, under the bullet Homes for those with Emotional (Mental Health) Disabilities—change the work “Homes” to “Facilities”. Cliff will talk to Melissa about clarifying language for the last sentence of this bullet, or another option is to eliminate this sentence.

On Page 21, under Key Contacts, after the eighth bullet add “(Carol Barnett)” as the contact. Also, on the next to last bullet, change the word “on” to “for”.

Kyle has sent Daniese’s comments to Marlena. Cara from the Homeless Planning Council is no longer employed there. Kyle has e-mailed Kirsten Olson asking her to send him any comments.

Karen will send the document to Kyle and he will insert the changes regarding the Commission and Olmstead.

Online Housing Locator for Persons with Disabilities

Karen gave the following update/overview on the hand-out provided--

As part of the Commission’s 5 year plan, under Goal 1, the second objective is to create a directory. The DSHA IT section has been working to get this on-line waiting list available for people to apply for Section 8 housing. The hand-out tells us what we have done to date and what DSHA is looking at in terms of affordable and accessible housing.

Valerie Miller from DSHA also gave the following overview—

The goal was for people to get on-line and find affordable and/or accessible housing—by location and accessibility features. A website called www.socialserve.com provides a housing locator service for 20 states.

In terms of Search Results--persons will be able to obtain: property contact information; rent price, whether or not they accept vouchers; unit size; utilities; accessibility features; and location maps.

In regards to Accessibility Information—information will be provided on: wide doors; open space under counters; grab bars in bathroom; front controls on stove/cook top; door levers; hearing and vision impaired compatibility; unit size and located on public transit route. Kyle suggested adding accessible entrance. DSHA staff does statewide site visits for tax credit proposals.

Also, Incorporating Google Maps—after performing a property search, persons should be able to locate the address using Google Maps. The contact information will be included.

Reaching a Target Audience—Outreach Campaign—Libraries; Nonprofit-/State agencies working with special populations; Senior Citizens Centers/Homes; Community Centers and Other Ideas. Carol can forward information for distribution.

Time Line—Sept 07—DSHA IT Department will begin building the Locator online; Jan 1 '08—DSHA's Affordable & Accessible Housing Locator will be "live". Each January, data will be gathered and updated.

Kyle asked if a demonstration on line can be held at the full SCPD meeting or a Housing Sub-Committee meeting. The 2008 Life Conference would also be a good way to get the word out to a large group of people—even if it was not "live" yet. Sandy suggested alerting the newspapers too.

New Castle County Proposed Ordinance on Definition of Family Update

Brian gave the following update—

Paul Clark, the President of New Castle County Council issued an ordinance in April that would reduce the number of unrelated persons that qualify as a family for zoning persons from 4 to 3 persons. This ordinance would have an impact on persons with disabilities as well as low income persons who share housing. The Council therefore continues to oppose the ordinance. Brian testified before the Planning Board—and the Planning Board came out against it. In response to the Council's June 5 letter, Paul Clark contacted the Chair of the SCPD and solicited an amendment to exclude people with disabilities. Then Brian drafted the July 6 letter to SCPD with the suggested amendment and also reiterating our general opposition to the ordinance. The impact on people with disabilities will be somewhat lessened because there is a definition of group homes in the New Castle County Code which basically allows more people with disabilities to live in a group home within New Castle County even if they are unrelated—but it only applies to detached housing. Brian has suggested that the cap be 5 unrelated persons. Brian suggested to Kyle to send a copy to Wendy Danner at 395-8389. She is the New Castle County legal counsel. Kyle said that he will contact Wendy and let her know that every

County Council person was faxed a copy of the July 6 letter with the proposed amendment. Brian suggested that other agencies endorse this amendment and let the New Castle County know also that they too are objecting the ordinance.

Kyle will contact IRI, ARC, Easter Seals, MS, UCP, Connections, DDDS, DSAAPD, DSAMH, DSCYF and DSHA to send a similar letter of support

Proposed Housing Task Force

Sandy gave the following update—

Representative Pam Maier proposed a Housing Task Force that would include legislators and other constituents to have a public forum to define the concerns and issues and look at collective problem solving. The main concern is to determine what already exists so as to not duplicate other efforts. She would like to determine if there is an existing Task Force or if a separate one needs to be set up.

Sandy announced that the Commission report comes out on July 17. Throughout the report, affordable housing came up as the number one priority. Sandy also noted that as they went through the process, everything that this Housing sub-committee listed as a priority got put into the report in some fashion. Kyle will send out an e-mail with specifics if anyone is interested in attending the report presentation on July 17 at the Tatnall Building/Dover at 2 pm.

ADJOURNMENT

It was agreed that there will be no August 14, 2007 meeting.

The meeting was adjourned at 3:50 pm.

Respectfully submitted,

Kyle Hodges
SCPD Administrator

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